



City of Torrance

Community Development Department, Building and Safety Division

Residential Plan Check Corrections

3031 Torrance Blvd., Torrance CA 90503 (310) 618-5910

Owner _____

Address _____

Plan Checker _____

Case # _____

Valuation \$ _____

Date _____

- Corrections circled and/or written below are to be made on plans before permit is issued;
- Provide 8-1/2”x 11” plot plan showing address, area of work, setbacks, owners name and north arrow;
- Return correction lists, check print and 2 corrected copies of plans and supporting documents.

1ST P/C _____ 2nd P/C _____ 3rd P/C _____ 4th P/C _____ Approved _____

GENERAL

1. Provide a statement on the title sheet of the plans that this project shall comply with Title 24 and 2007 California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and California Energy Code.
2. Provide a complete lateral and vertical analysis for this building/addition. A licensed architect or registered engineer must prepare structural plans. [§5536.1, 6735 California Business and Profession Code]
3. All sheets of the plans and the first sheet of the calculations are required to be signed by the California licensed architect or engineer responsible for the plan preparation. [§ 5536.1, 6735 California Business and Profession Code]
4. Provide a fully dimensioned site plan drawn to scale. The site plan shall show the north arrow, property lines, easements, public ways and all existing/proposed buildings and structures on the site. [§ 106.2 Appendix CBC]
5. Plot location of power pole servicing lot and show undergrounding of electrical, cable and phone. [ORD 3032]
6. Exterior walls of group R-3/U occupancies less than 5 feet from property line shall be of one-hour construction. [T-602 Footnote ‘f’ CBC]
7. Verify side/front/rear yard setbacks. Provide land survey.
8. Note on plans: Certification of foundation forms required prior to foundation inspection.
9. Remove notes, specifications and/or details from plans not pertinent to this application.
10. Projections beyond the exterior wall shall not extend more than 12 inches into the area where openings are prohibited (<3’) nor beyond a point one-third the distance to the lot line from an assumed vertical plane located where protected openings are required. [§704.2 CBC]

FLOOR PLAN

11. The doorway from a garage into a living area (not a bedroom) shall be protected by a 1-3/8 inch self-closing, self-latching solid core door, or a self-closing door having a fire-protection rating of not less than 20 minutes. [§ 406.1.4 CBC]
12. The garage shall be separated from the dwelling unit and its attic area by means of a minimum ½” gypboard applied to the garage side. Show on the floor plan or on a section. [§ 406.1.4 CBC]
13. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8” type X gypboard. [§ 406.1.4 CBC]
14. Showers and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70” above the drain inlet. [§ 1210.3 CBC]
15. [§2406.3 CBC] Show safety glazing in the following locations:
 - Where the nearest edge of glazing is within a 24-inch arc of either side of a door in a closed position (unless there is an intervening wall between the door and the glazing or if the glazing is 5’ or higher above the walking surface).
 - Glazing greater than 9 square feet with the bottom edge less than 18” above the floor and the top edge greater than 36” above the floor (unless the glazing is more than 36” horizontally away from walking surfaces or if a complying protective bar is installed)
 - Glazing in shower and tub enclosures (less than 60” above standing surface)
 - Glazing in swinging and sliding doors.
 - Glazing adjacent to stairways, landings and ramps within 36” horizontally of a walking surface when the glazing is less than 60” above the plane of the adjacent walking surface.

- Glazing less than 5’ horizontally from swimming pools and less than 5’ above adjoining grade
16. Provide a glazed area not less than 8 percent of the floor area of the room served or artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30” above the floor level. Provide in the _____ room. [§ 1205.2 & 1205.2.2 CBC]
 17. Provide an exhaust fan in the bathroom of 4 air changes per hour minimum. [§ 1203.4.2.1 CBC]
 18. Hallway widths shall be 36” minimum. § 1017.2 Exception #3 CBC]
 19. Bedroom emergency egress: Each bedroom shall have a door directly to the exterior or a window that will provide a clear space opening of at least 5.7 square feet in the open position (5 sq. ft. at grade floor openings), and a minimum clear opening width of 20 inches and clear opening height of 24 inches and a maximum sill height of 44” above the floor. [§ 1026.2 CBC]
 20. Room natural ventilation requirement. Provide exterior opening with an area equal to 4 percent of the floor area. Provide in the _____ room. [§ 1203.4.1 CBC]
 21. Stairways:
 - Stairway riser must be 4 inches minimum and 7 inches maximum and minimum run shall be 11 inches. [§ 1009.3 CBC]
 - Show a minimum 36 inches x 36 inches stair landing. [§ 1009.4 CBC]
 - Landings should not be reduced in width more than 7 inches by a door when fully open. [§ 1009.4 CBC]
 22. Specify the roof slope. [§ 106.1.1Appendix CBC]
 23. Specify roof/deck material and application. Clearly specify waterproofing, flashing, and method of attachment appropriate to the material being used. [§ 1507 CBC] Specify ICBO, UL or other recognized listing approval number for roof materials not covered in CBC, e.g., tile, etc. [§ 106.1.1Appendix CBC]
 24. Indicate two layers of Grade D paper between plywood shear panel and exterior lath. [§ 2510.6 CBC]
 25. Show attic ventilation. Minimum vent area is 1/150 of attic area (or 1/300, provided a vapor retarder is installed on the warm side of the attic insulation) with at least 50 percent of the required vent area located at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. [§ 1203.2 CBC]
 26. Show location of attic access with a minimum size of 20” x 30” unless the maximum vertical headroom height in the attic is less than 30”. Where mechanical equipment is installed in the attic the minimum dimensions are 30”x30” and at least as large as the largest component of the appliance. [§ 1209.2 CBC] [§ 904.11 CMC]
 27. Locate the top of the chimney at least 2 feet above any roof within 10 feet of the chimney, but shall not be less than 3 feet above the highest point where the chimney passes through the roof. Show on exterior elevation. [§ 2113.9 CBC]
 28. Provide smoke alarms in each new and existing sleeping room and at a point on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. Show location(s) on a floor plan or include a note in general notes. [§ 907.2.10.1.2 CBC]
 29. In new construction, the required smoke alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup. Smoke alarms may be solely battery operated when installed in existing sleeping rooms and hallways. [§ 907.2.10.2 & 907.2.10.5.2 CBC]
 30. Where more than one smoke alarm is required to be installed, the smoke alarm shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. [§ 907.2.10.3 CBC]

PLUMBING/MECHANICAL

- 31. Show the location of the water heater on the floor plans. [§ 106.1.1 Appendix CBC]
- 32. Strap the water heater at upper and lower 1/3 of vertical height. The lower strap shall maintain 4” above the controls. [§ 508.2 CPC]
- 33. Tank-type toilets shall have a maximum flush of 1.6 gallons [§ 402.2 CPC]
- 34. Provide clearance to toilet of 15” from center line and 24” from front. [§ 407.6 CPC]
- 35. Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. [§ 418 CPC]
- 36. Notes to the plans: “Tankless water heaters shall be nationally listed and be installed in accordance with the installation instructions that were approved as part of their listing.” “The gas piping serving this appliance must be sized in compliance with the water heater’s listed installation instructions and the 2007 California Plumbing Code.”
- 37. Indicate how the addition is going to be heated. Show the location of new and existing heating units on the floor plans. If the existing system is to be used, show the location of the proposed registers. [§106.1.1 Appendix CBC]
- 38. Clothes dryer moisture exhaust ducts shall terminate outside the building and have a back-draft damper. Exhaust duct is limited to 14’ with 2 elbows. This shall be reduced 2’ for every elbow in excess of 2. Show minimum 4” dia, smooth, metal duct, and show duct route on plan. [§504.3.2 CMC]

ELECTRICAL

- 39. Provide arc-fault circuit interrupter protection for all outlets (not just receptacles) for all dwelling unit bedrooms. [§210.12 CEC] EB3
- 40. The panel/subpanel is located in the middle of a shear wall. Revise the location of the panel or have the engineer address shear transfer, increased loading, and edge reinforcing around the opening in the wall. [§210.8 CEC]
- 41. Ground Fault Circuit Interrupter (GFCI) receptacle protection is required in the – bath, garage, outdoors, underfloor space, kitchen counters, unfinished basements and laundry/utility/wet bar sinks (where the receptacle is within 6 ft of the outside sink edge). [§210.52 CEC]
- 42. Provide at least one GFCI receptacle in garage.[§210.52 CEC]
- 43. A minimum of 2-20 amp small appliance branch circuits shall be provided for all receptacle outlets in the kitchen, dining room, pantry, or other similar areas [§210.11(C)(1) CEC]
- 44. Show a minimum of one wall switch controlled lighting outlet in every habitable room. In other than kitchens and bathrooms, one or more receptacles controlled by a wall switch are permitted in lieu of lighting outlets. [§210.70 CEC]
- 45. A switched light shall be installed at all exterior doors. [§210.70 CEC]
- 46. Provide at least one switched lighting outlet in the garage. [§210.70 CEC]
- 47. At least one 20 amp branch circuit shall be provided to supply bathroom receptacle outlets. Such circuits shall have no other outlets. [§210.11(C)(3) CEC]
- 48. At least one 20 amp branch circuit shall be provided to supply laundry receptacle outlets. Such circuits shall have no other outlets. [§210.11(C)(2) CEC]

STRUCTURAL

- 49. [§2308.3.2 CBC] Provide shear transfer details which show the following:
 - Braced wall panel top and bottom plates shall be fastened to joists, rafters, or full-depth blocking.

- Braced wall panels shall be extended and fastened to the roof at framing intervals not to exceed 50 ft between parallel braced wall lines.
- Bottom plate fastening to joist or blocking below shall be with not less than 3-16d nails at 16” on center.
- Blocking shall be nailed to the top plate below with not less than 3-8d toenails per block.
- Joists parallel to the top plates shall be nailed to the top plate with not less than 8d toenails at 6” on center.
- 50. All braced wall panels shall be indicated on the plans. Specify the nail size and spacing for the braced wall panels. [§2308.9.3, 2308.12.5 CBC]
- 51. Braced wall panels shall be in line or offset by not more than 4 feet. [§2308.9.3 CBC]
- 52. Braced wall panels shall start at not more than 8 feet from each end of a braced wall. [§2308.12.4 CBC]
- 53. Spacing of braced walls lines shall not exceed 25 feet on both the longitudinal and transverse directions in each story. [§2308.12.3 & Figure 2308.9.3 CBC]
- 54. The sum of the lengths of braced wall panels at each braced wall line shall conform to Table 2308.12.4 Sds > 1.00.
- 55. The height to width ratio for braced wall panels shall not exceed 2:1. [Table 2308.12.4 footnote ‘a’ CBC]
- 56. Provide strap at top plate line between addition and existing Building.
- 57. Cripple walls having stud height exceeding 14 inches shall be considered a story for the purposes of Conventional Framing and shall be braced as required for braced wall lines in accordance with Table 2308.12.4. [§2308.12.4 CBC]
- 58. Top plate splices shall be nailed with not less than 8-16d face nails on each side of each break. [§2308.3.2 CBC]
- 59. The floor joists over _____ exceed the allowable span per Tables 2308.8(1) or 2308.8(2). [§2308.8 CBC]
- 60. The ceiling joists over _____ exceed the allowable span per Tables 2308.10.2(1) or 2308.10.2(2). [§2308.10.2 CBC]
- 61. The rafters over _____ exceed the allowable span per Tables 2310.3(1) thru (6). [§2308.10.3 CBC]
- 62. Provide 8” mudsill and 4” weep screed clearance to grade.
- 63. Show minimum 18 inches clearance from grade to bottom of floor joists and minimum 12-inch clearance to bottom of girders. [§2304.11.2.1 CBC]
- 64. Show minimum underfloor access of 18 inches by 24 inches. [§1209.1 CBC]
- 65. Show minimum underfloor ventilation equal to a 1 sq. ft. for each 150 sq. ft. of under floor area.. [§1203.3 CBC]
- 66. If foundation cripple wall studs are less than 14”, framing shall be solid blocking. [§2308.9.4 CBC]
- 67. Cripple wall exceeding 4 feet in height shall be framed of studs having the size required for an additional story. [§2308.9.4 CBC]
- 68. Steel plate washers shall be a minimum of 3” x 3” x .229” and shall be placed between the foundation sill plate and the nut. [§2308.12.8 CBC]
- 69. Show size, embedment and location of hold down anchors on foundation plan. [§1603.1 CBC]
- 70. Note on the plans that hold down anchors must be tied in place prior to foundation inspection and re-tightened just prior to covering the wall framing. [§109.3 Appendix CBC]
- 71. Specify 1/2” dia. x 10” anchor bolts with 7” embedment spaced not more than 4 feet apart and not more than 12 inches or less than 4 inches from each end piece. [§2308.3.3 & 2308.6 CBC]
- 72. Show foundation bolt and holddown size and spacing. Foundation bolt size and spacing for shear walls must be clearly shown on the foundation plan. [§1805.6, 2308.3.3, 2308.6 CBC]
- 73. All *slab* floors used for living purposes shall be reinforced with six by six (6 x 6) number ten (10) wire mesh. [TMC 81.2.22]
- 74. Expansive soil: Provide 18” deep by 14” wide w/ (2) #4’s top and bottom.